

# Fresno County Economic Forecast

Fresno County is located in the San Joaquin Valley, and in terms of land area, is the sixth largest county in California. The San Joaquin Valley is one of the fastest growing regions in California. Fresno County has a population of 883,500 people and over 331,000 wage and salary jobs. The per capita income in Fresno County is \$24,350, and the average salary per worker is \$35,330.

Employment growth in the greater Northern California region was stagnant in 2004, due primarily to the weak Bay Area labor market. While employment in the Bay Area fell another 1 percent last year, employment in the San Joaquin Valley grew by 1.5 percent. In 2004, 2,300 total wage and salary jobs were created in Fresno County, representing a growth rate of 0.7 percent. Non-farm employment grew at a rate of 1.1 percent, adding over 3,100 jobs. The unemployment rate declined, but remained high, at 10.5 percent in 2004. This high unemployment rate is due to the large concentration of farm employment in the county, which accounts for 14 percent of total employment. However, the total percentage of employment in the farm sector has been falling dramatically over the last several years, and as this percentage falls, so will the unemployment rate.

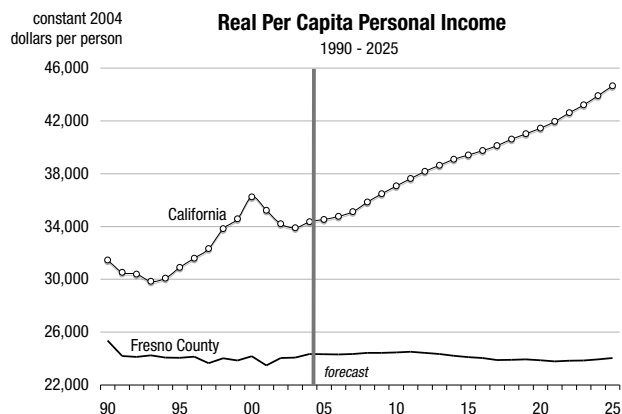
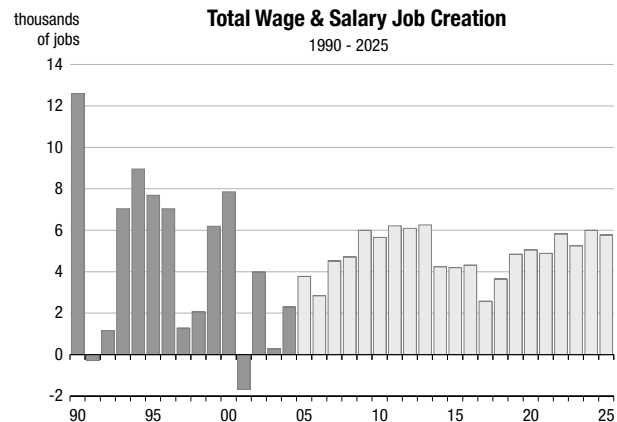
The principal sectors that are producing jobs in Fresno County are professional services and construction. The construction sector created the most new jobs in 2004, due to the large number of new homes being permitted in the county. Employment in manufacturing increased 1.1 percent in 2004.

The population continues to grow in Fresno County, and the growth rate remains high at 2.3 percent. The fastest growing cities in the county are Sanger and Clovis, which grew 7.2 and 5.9 percent, respectively. The largest city in the county, Fresno, grew 1.4 percent last year.

Employment and population growth will continue at healthy rates in Fresno County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

## Forecast Highlights

- Non-farm job growth is forecast to increase in 2005 to 1.6 percent. Job growth is expected to slow over the next five years, but will remain high, averaging 1.8 percent per year.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the foreseeable future. Real average salaries rise an average of 0.8 percent per year over the next 5 years.
- Between 2005 and 2010, employment growth will be led by job creation in professional services, leisure services, retail trade and government. These sectors account for 81 percent of all jobs created in the county over the next five years.

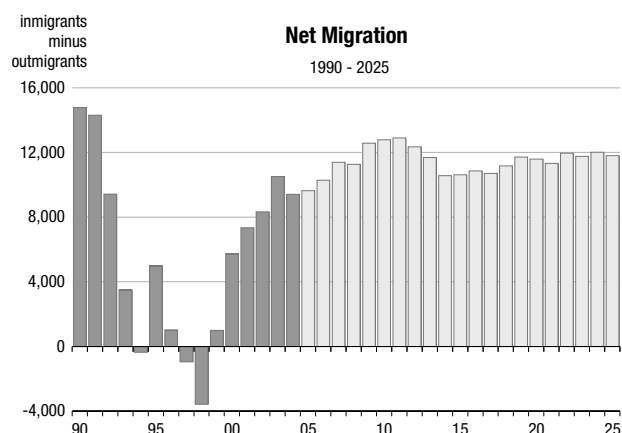
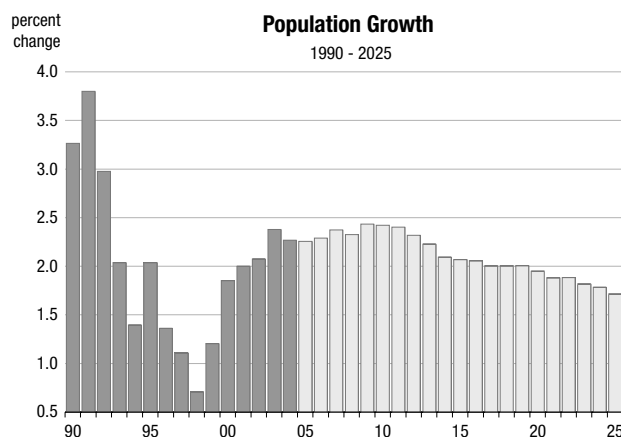


- The population will continue to grow at a rapid rate in the county. Annual growth in the 2005 to 2010 period averages 2.4 percent per year. Average growth in the state during this same period is 1.5 percent per year.
- Net migration will increase slightly to approximately 9,600 people in 2005. Over the next five years net migration is expected to continue to increase to an average of 11,700 net migrants entering the county per year.
- Real per capita incomes decline at a rate of 0.1 percent in 2005. Over the next five years real per capita incomes are forecast to increase 0.1 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to increase at a rate of 5.0 percent in 2005. Over the next five years, real taxable sales are forecast to increase 2.3 percent per year.
- Industrial production is forecast to increase 2.2 percent in 2005. Over the next five years the growth rate of industrial production will increase, with total production rising 3.1 percent per year.

# Fresno County Economic Forecast

## 1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1995	756,000	4,989	561.0	242.4	4,091	\$6.4	\$13.9	\$24,056	2.0	4.12	3.06	12.1
1996	766,300	1,013	557.2	246.1	3,461	\$6.6	\$14.4	\$24,142	2.3	4.26	3.16	11.1
1997	774,800	-944	520.1	249.5	2,756	\$6.8	\$14.8	\$23,641	3.4	4.26	3.34	11.2
1998	780,300	-3,574	546.8	251.8	3,034	\$7.1	\$15.6	\$24,025	3.2	3.91	3.40	11.9
1999	789,700	986	562.9	254.3	3,032	\$7.8	\$16.3	\$23,844	4.2	4.11	3.63	11.1
2000	804,333	5,735	579.6	252.9	3,196	\$8.5	\$17.6	\$24,178	4.5	3.62	3.99	11.9
2001	820,428	7,356	596.6	255.1	3,963	\$8.6	\$18.4	\$23,480	5.4	3.37	3.63	11.5
2002	837,459	8,341	627.5	258.4	3,839	\$9.0	\$19.5	\$24,039	1.6	3.52	3.71	12.0
2003	857,378	10,513	636.0	261.6	5,999	\$9.7	\$20.4	\$24,075	1.8	4.10	4.04	11.9
2004	876,842	9,415	648.2	265.9	6,878	\$10.7	\$21.4	\$24,349	1.2	4.12	4.23	10.5
2005	896,631	9,643	669.4	272.5	6,513	\$11.6	\$22.5	\$24,328	1.7	4.10	4.33	10.3
2006	917,165	10,287	689.4	278.7	6,598	\$12.3	\$23.6	\$24,301	2.7	3.97	4.40	10.4
2007	938,944	11,407	708.8	285.0	6,550	\$12.9	\$24.8	\$24,346	2.6	4.07	4.55	10.3
2008	960,790	11,274	728.0	291.3	6,703	\$13.5	\$26.0	\$24,417	2.6	3.83	4.71	10.2
2009	984,179	12,587	747.4	297.7	6,563	\$14.0	\$27.3	\$24,423	2.5	4.06	4.87	10.1
2010	1,008,020	12,790	766.3	304.0	6,755	\$14.7	\$28.6	\$24,454	2.7	4.06	5.05	10.1
2011	1,032,257	12,911	784.2	310.4	6,938	\$15.3	\$30.1	\$24,502	2.7	3.87	5.21	10.0
2012	1,056,210	12,353	800.5	317.1	6,828	\$16.0	\$31.5	\$24,427	2.8	3.93	5.38	9.9
2013	1,079,744	11,691	814.9	323.6	6,722	\$16.7	\$33.0	\$24,347	2.9	4.01	5.56	9.8
2014	1,102,351	10,566	827.6	330.0	6,488	\$17.5	\$34.4	\$24,200	2.9	3.94	5.75	9.9
2015	1,125,166	10,631	838.3	336.2	6,509	\$18.2	\$36.0	\$24,102	3.1	3.97	5.92	10.0
2016	1,148,309	10,870	847.8	342.4	6,541	\$19.0	\$37.6	\$24,040	3.0	3.97	6.07	10.0
2017	1,171,337	10,714	856.4	348.7	6,450	\$19.8	\$39.1	\$23,881	2.9	3.78	6.24	10.2
2018	1,194,818	11,182	864.6	354.8	6,524	\$20.6	\$40.9	\$23,895	2.7	3.91	6.44	10.2
2019	1,218,799	11,723	873.4	361.1	6,621	\$21.5	\$42.9	\$23,928	2.8	3.93	6.63	10.1
2020	1,242,565	11,600	882.6	367.4	6,531	\$22.3	\$44.7	\$23,861	2.7	3.91	6.82	10.0
2021	1,265,956	11,332	893.1	373.6	6,394	\$23.2	\$46.4	\$23,775	2.6	3.76	7.00	10.0
2022	1,289,820	11,968	905.2	379.8	6,393	\$24.1	\$48.6	\$23,828	2.6	3.93	7.16	9.9
2023	1,313,264	11,764	918.6	385.9	6,444	\$25.0	\$50.7	\$23,850	2.7	3.77	7.33	9.9
2024	1,336,702	12,018	933.2	392.0	6,365	\$26.0	\$53.1	\$23,935	2.7	3.99	7.52	9.8
2025	1,359,636	11,813	948.6	398.1	6,335	\$27.1	\$55.6	\$24,035	2.7	3.93	7.68	9.8



# Fresno County Employment Forecast

## 1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1995	301.8	58.2	11.8	24.7	9.2	42.1	12.9	21.6	4.52	28.4	20.4	57.6
1996	308.8	62.0	11.8	25.1	9.3	41.7	12.9	21.4	4.58	29.9	21.5	58.2
1997	310.1	60.3	11.9	26.5	8.9	41.8	12.8	22.2	4.78	30.2	22.2	58.2
1998	312.2	58.7	13.4	27.1	8.5	42.4	12.7	23.2	4.83	30.0	22.1	59.1
1999	318.4	56.3	14.8	27.2	8.7	43.3	13.2	24.0	4.79	30.8	23.0	61.8
2000	326.2	55.6	15.1	27.6	9.1	44.1	13.4	25.5	5.00	30.6	24.3	65.1
2001	324.6	48.7	15.9	27.2	9.2	44.7	14.1	23.5	5.07	32.5	24.5	67.6
2002	328.5	46.6	16.9	26.9	9.4	45.4	14.1	25.2	4.68	33.9	24.2	69.1
2003	328.8	46.2	18.1	27.1	9.6	46.3	13.7	26.4	4.20	34.9	23.6	67.6
2004	331.1	45.3	20.0	27.4	9.7	46.2	13.8	27.4	4.48	35.5	24.0	66.4
2005	334.9	44.6	20.7	27.6	9.8	46.8	13.9	28.2	4.55	36.1	24.9	66.5
2006	337.8	43.8	21.1	27.6	10.0	47.4	14.0	28.8	4.57	36.7	25.6	67.0
2007	342.3	43.5	21.7	27.4	10.2	48.1	14.0	29.6	4.61	37.2	26.3	68.1
2008	347.0	42.3	22.2	27.2	10.3	48.7	14.0	30.6	4.68	37.8	27.1	70.0
2009	353.0	42.2	22.7	27.1	10.4	49.4	14.1	31.7	4.74	38.3	27.8	72.1
2010	358.7	42.1	23.1	27.1	10.6	50.1	14.2	32.8	4.80	38.8	28.5	74.0
2011	364.9	42.7	23.4	27.1	10.7	50.8	14.3	33.8	4.86	39.3	29.3	75.7
2012	371.0	43.4	23.6	27.2	10.8	51.5	14.4	35.0	4.91	39.7	29.9	77.3
2013	377.2	44.3	24.1	27.3	10.9	52.2	14.4	36.2	4.96	40.2	30.6	78.8
2014	381.5	43.9	24.3	27.4	11.0	52.9	14.4	37.0	5.00	40.7	31.2	80.2
2015	385.7	43.6	24.6	27.4	11.1	53.6	14.4	37.8	5.03	41.1	31.7	81.6
2016	390.0	43.3	25.0	27.4	11.3	54.3	14.4	38.4	5.06	41.6	32.2	83.1
2017	392.6	41.6	25.2	27.4	11.4	55.0	14.4	38.9	5.10	42.1	32.6	84.6
2018	396.3	40.4	25.5	27.5	11.5	55.7	14.5	39.4	5.14	42.5	33.2	86.4
2019	401.1	40.4	25.8	27.5	11.6	56.4	14.5	39.9	5.17	43.0	33.6	88.3
2020	406.2	41.3	25.8	27.5	11.7	57.1	14.6	40.4	5.20	43.5	34.1	90.0
2021	411.1	41.7	26.0	27.5	11.8	57.8	14.6	40.8	5.23	44.0	34.5	91.8
2022	416.9	42.6	26.2	27.7	11.9	58.5	14.6	41.3	5.25	44.4	35.0	93.7
2023	422.2	42.9	26.4	27.8	12.0	59.2	14.7	41.7	5.28	44.9	35.6	95.6
2024	428.2	43.7	26.6	28.0	12.1	59.9	14.7	42.1	5.32	45.4	36.2	97.6
2025	433.9	44.4	26.9	28.2	12.2	60.6	14.8	42.6	5.36	45.8	36.9	99.4

